

BLOOMFIELD TOWN COUNCIL

GOLF SUBCOMMITTEE

There was a regular meeting of the above referenced subcommittee held on **Monday, September 22, 2014 at 6:00 p.m.** in Conference Room #5, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

Committee members present were: Councilors Rivers, Merritt and Seldon, Jon Colman, Brad Klein, Mark Mansur and Ciaran Carr

Also present were: Philip K. Schenck, Jr., Town Manager, Dave Melesko, Director of Leisure Services, John Lawlor, Director of Public Works and India Rodgers, Clerk of Council

Absent was: Jerry Long

Guest: Mr. Stan Phillips (several other gentleman in support)

The meeting was called to order at 6:02 p.m.

APPROVAL OF MINUTES

There was no quorum present to approve the minutes of June 23, 2014.

STATUS OF PROPERTY

Mr. Stan Phillips, a pass holder at Wintonbury Hills Golf Course presented the committee with concerns regarding the maintenance issues on the course. He stated that he is the representative for approximately 60 golfers at with a connection to Wintonbury Hills Golf Course. Mr. Phillips stated that the Administration and Maintenance staff is great, however there is always room for improvements to be made. These suggestions include:

- Adding a fringe cut on the fairways – 4” wide, which is thicker than most golf courses.
- 22” of fringe adjacent to the greens. Recommendation is the fringe should be at least 4” wide
- Re-position of lateral markers. It was noted that management did move them in.
- Both sides of holes #5 and #6 have red stakes. If new markings can’t be added, they all should be removed.

- Attempted to contact Mr. Pete Dye about design issues, no response.
- Cost to perform fringe cuts would require re-design to fairways – new equipment and bunkers would have to be moved back.
- Hole #10 carries water and is called a hazard and Hole #5 has aggressive rough.

Mr. Brad Klein commented that there are some issues from the rough on the fairway. However, the efficiency, neatness and aesthetics of the course should remain status quo. Mr. Klein expressed concerns with a separate group of golfers presenting issues for procedural adjustments.

Mr. Phillips also stated that these maintenance adjustments could provide considerations to increase in pace of play.

Mr. Jon Colman noted that Wintonbury Hills is one of the premier public golf courses in the world. You cannot interfere basic design and how it plays. It is more important to maintain the integrity of the course than cost in changing the design.

Mr. Mark Mansur, Superintendent stated that he may be able to address ideas with markers. However, all of the other issues can be addressed by following the rules of golf, provisions and requirement by the State of Connecticut – Department of Energy and Environmental Protection (DEEP).

Councilor Seldon stated that the course should be played on how it was designed.

MAINTENANCE CONCERNS

Mr. John Lawlor, Director of Public Works presented a brief analysis on the status of cart path repairs. There are some drainage issues that need to be addressed, but overall the proposal presented outline cost for hot mix patching. The company estimate recommended patch crack seal all other areas (4 miles) to further prevent deterioration.

These repairs would only effect the least amount of play, timing to repair and dry is within a few hours.

There are some logistical challenges with heavy equipment for repairs that would be detrimental to the course. This vendor specializes in cart paths with smaller equipment for repairs.

Upon review of cost analysis for cart path repairs, Mr. Mansur didn't anticipate the cost to be so expensive. There are other maintenance cost considerations such as curbing and tree work. A contingency plan is needed for tree work and removal.

Mr. Colman suggested developing a Capital Improvement Program to address long term issues such as trees, cart paths, etc.

Councilor Merritt suggested looking at crack sealing as a long term investment. The committee will further discuss options with golf management.

Mr. Mansur gave a brief overview of course maintenance since the last meeting held on June 23, 2014:

Maintenance has performed disease management with the turf. It was the driest year, with no rain, the course was maintained with an operable irrigation system. Management may consider replacement the irrigation system in the future.

Mr. Mansur is requesting some equipment needs in the near future. There are 4 tri plex units to roll the green (replacing 3 out of 4). The 3 used tri plex units are estimated to cost approximately \$60,000 lease over 5 years period.

In addition, the rain shelter has some issues with mold/mildew and has become a safety hazard entering and exiting with short head room for standing. The estimated cost to replace the 10x24 structure at Kloter Farms is approximately \$5,000 - \$8,000.

The greens, tees and native areas will be aerated by the end of October 2014.

August 2014 Financials

Mr. Ciaran Carr, General Manager for the golf course gave a brief synopsis of August 2014 financial outlook. Pass holder rounds are up 1400 from prior year. Guest play rounds are up 300 over prior year. Outing rounds down year to date and public rounds are 937 more over prior year.

The course is \$33,000 ahead in income. The Cost of Goods is higher than budgeted. Management also reported \$40,000 decrease in the operating budget, which \$39,000 decline over prior year. There were some savings in labor and lease payments.

Overall, the Net Ordinary Income (NOI) is \$16,000 ahead of budget and \$26,000 over prior year.

The current Operating Cash Reserve is \$359,040.

OTHER BUSINESS

Mr. Ciaran Carr presented information on bartering networks to market membership. The value represents for inventory we already obtained.

Mr. Carr also briefly discussed snow removal for the Winter Season and obtaining a truck from DPW.

Mr. Ciaran Carr requested input from the committee regarding suggestions for next year's budget.

The recent federal requirements to provide health insurance for all American (Affordable Care Act) will impact the budget significantly for seasonal workers at Wintonbury. The cost is approximately \$7,000 per employee to provide this insurance coverage.

The Junior Golf Team will compose of 10-15 kids. Councilor Rivers has spoken with Dr. James Thompson, Superintendent and Duncaster for possible funding resources and responsibilities.

ADJOURNMENT

It was moved by Councilor Seldon and seconded by Councilor Merritt and voted unanimously to adjourn the meeting at 7:20 p.m.